Ashbrooke Terrace

Ashbrooke
Sunderland
SR2 7HG









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Ashbrooke Terrace

Offers In The Region Of £425,000

INTRODUCTION
Good Life Homes are delighted to bring to the market this substantial five bedroom period mid-terraced home in one of Sunderland's most prestigious residential locations. In existence by 1871, the property stands on tree-lined Ashbrooke Road opposite St John's Methodist Church, within the leafy Ashbrooke conservation area. Beautiful room proportions, high ceilings and a wealth of period detail create a home of considerable character.

ENTRANCE HALL
A beautiful entrance hall typical of the period, with carpet flooring, a radiator concealed behind a cover, original ceiling coving and plaster detail. The original staircase rises to the first and second floors. A beautiful arched window with leaded stained-glass-style features on the half landing brings additional light into the hall and landing. Doors lead to the two principal reception rooms and a rear lobby.

RECEPTION ROOM 1
20'3 x 17'2
Into the bay.
A superb formal reception room with carpet flooring, a radiator concealed behind a cover and a large bay with single-glazed sash windows overlooking the front garden. Original painted panelling frames the windows. The ceiling rises to approximately 11ft 6in and features original coving and decorative plasterwork. An attractive fireplace with tiled hearth accommodates a log-burning stove.

RECEPTION ROOM 2
19'10 x 15'5
At the widest points and into the window.
A generously proportioned second reception room with carpet flooring, a radiator concealed behind a cover and particularly intricate ceiling coving and decorative plasterwork. Feature fireplace with tiled hearth and back, and single-glazed sash windows overlooking the rear courtyard. Currently arranged with an eight-seat dining table, with space to accommodate a larger dining arrangement.

REAR LOBBY
Accessed from the entrance hall, with a storage cupboard and doors to the ground floor WC, cellar and kitchen and utility accommodation.

GROUND FLOOR WC
3'7 x 2'11
Tiled flooring, WC with mid-level cistern and electric lighting.

DINING KITCHEN
22'0 x 10'8
At the widest points.
Natural wood flooring, double radiator, white uPVC double-glazed windows overlooking the rear courtyard and a GRP double-glazed external door with a window above. A period range-style oven sits within an impressive surround with cast inserts; the vendor advises that this dates from the original property. There is ample space for a dining table and chairs. Fitted with wall and floor units in a natural wood finish, laminate and natural wood work surfaces, Belfast sink with Monobloc tap, integrated double electric oven, four-ring gas hob and integrated extractor. Door to the separate utility room.

UTILITY ROOM
9'5 x 7'2
A practical additional room with tiled flooring and a white uPVC double-glazed window overlooking the rear courtyard. Fitted base units with laminate work surface, stainless steel sink with Monobloc tap and space beneath the work surface for a washing machine. Ample further appliance space; the current owner accommodates a double fridge freezer, a tall freestanding freezer and a tall freestanding fridge.

CELLAR STORAGE
A fixed staircase leads down to an extensive cellar with full standing height and various storage rooms, providing dry storage facilities. A new electrical consumer unit has been installed and we understand that significant parts of the property have been rewired. Automatic lighting operates on reaching the bottom of the stairs.

HALF LANDING
The original staircase leads to a half landing with a beautiful arched leaded stained-glass window, creating a striking feature and providing additional natural light. Door to a separate WC.

W C
6'5 x 2'9
Tiled flooring, washbasin with chrome tap and storage beneath, WC with low-level cistern and a white uPVC double-glazed rear-facing window.

FIRST FLOOR LANDING
Radiator concealed behind a cover, with doors to two bedrooms and the en suite shower room. The staircase continues towards the second floor.

BEDROOM 1
19'10 x 14'3
A very large double bedroom with a timber-framed single-glazed sash bay window overlooking tree-lined Ashbrooke Road towards the Methodist Church. Fitted wardrobes to either side of the chimney breast. Door to the en suite shower room.

EN-SUITE SHOWER ROOM
12'1 x 7'3
Formerly a bedroom, this spacious shower room can be accessed from both bedroom one and the landing. Double walk-in shower enclosure with shower fed from the main hot water system, radiator concealed behind a cover and washbasin set into a vanity unit with hot and cold taps. Front-facing single-glazed sash window with privacy glazing to the lower section.

BEDROOM 2
19'9 x 14'2
Approximate.
A very large double bedroom with carpet flooring, radiator concealed behind a cover and a rear-facing timber-framed single-glazed sash bay window. Fitted wardrobes and an original built-in cupboard to one side of the chimney breast.

UPPER HALF LANDING
Stairs continue to the second floor landing, with a door leading off to the bathroom.

BATHROOM
10'7 x 5'7
Approximate.
Vinyl flooring with a tile effect, cast bath with chrome tap and shower-head attachment, WC with low-level cistern and washbasin set into a vanity unit with storage beneath. Chrome ladder-style radiator and a rear-facing single-glazed sash window with privacy glass.

SECOND FLOOR LANDING
Built-in cupboards provide useful storage, with doors leading to three bedrooms.





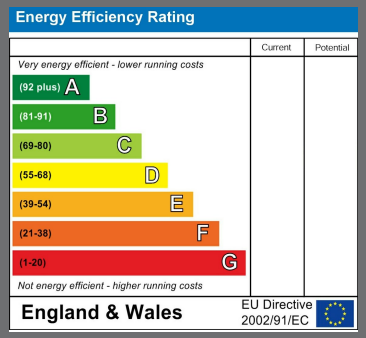


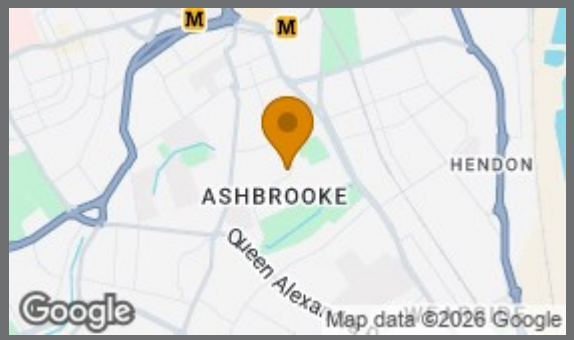




Local Authority
Sunderland

Council Tax Band
E





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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